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# Economic Development

# thinkBIG

Fall 2011

City of Casa Grande, Arizona · Economic Development · ThinkCasaGrande.com · 520-421-8641

## Company Chooses Casa Grande to Build International Commerce Center



Company officials from AZ Sourcing, LLC announced at a press conference in August that plans are in place to build Phoenix Mart, a 1.5 million square foot commercial complex that will be used to promote small and mid-sized manufacturers' and agents' products directly to consumers, businesses and international buyers. Phoenix Mart will be the newest and largest sourcing center in the United States.

AZ Sourcing, LLC and its affiliates are the developers and operators of this project.

Phoenix Mart is expected to create in excess of 3,000 direct jobs in Casa Grande, Arizona with an initial investment of approximately \$150 million in building and infrastructure.

Phase 1 of the project will be located in the former Outlet Mall on 2300 E. Tanger Drive and will initially be home to Yakool, a supplier of furnishings to 4- and 5-star hotels and resorts. The new 1.5 million square foot commercial complex will be located on Florence Blvd., east of I-10 near Overfield Road. The entire project is expected to be operational in late 2012 or early 2013.

"You couldn't find a better location anywhere in the U.S.," said John Lennon, owner of Arizona Valve and Fitting in Phoenix. He is also an investor in the project and will be a tenant at Phoenix Mart. "This will give small companies a platform to expose their products internationally — something they can't afford to do themselves."

"It's a natural fit for distribution with highways and rail," said Jeremy Schoenfelder, Executive Vice President of AZ Sourcing, LLC. "Aside from that, as we started looking for sites, we really did feel welcome in Casa Grande and Pinal County. What I really like is their ability to quietly do big things. Their goal in working is to have things be accomplished. Things seem to get done in Casa Grande, and it's great to work with people who are all in to accomplish things."

For more information about AZ Sourcing, LLC and Phoenix Mart, visit [www.azsourcing.com](http://www.azsourcing.com) and [www.phoenixmart.com](http://www.phoenixmart.com)



View the press conference online, [here](#).



Ritchie Bros., a Canadian auction house is building a major facility on Jimmie Kerr Blvd. in southeast Casa Grande. The company is a large auctioneer of used and unused construction, agricultural, industrial, transportation and other equipment, operating public

auctions in North America, Europe, the Middle East, Asia and Australia. The new auction house in Casa Grande is expected to generate \$1.2 million in sales tax income yearly, the effect of hundreds of buyers at local motels and restaurants. The first auction is scheduled in 2013.

For more information about Ritchie Bros., visit [www.rbauktion.com](http://www.rbauktion.com)

## [quick facts]

Population: 48,571

### Location

Between Phoenix and Tucson along Interstate 10 and Interstate 8. The main line of the Union Pacific Railroad also runs through Casa Grande.



Named to Gadberry Group's 10 from 2010 – an annual list of the most notable high-growth places in the United States.

### Transportation

SkyHarbor International Airport (PHX) 45 min

Tucson International Airport (TUS) 60 min

Casa Grande Municipal Airport (CGZ) 5,200' long (Plans to expand runway to 8,400 feet)

### Education

Central Arizona College (CAC)  
Enrollment 12,239

Arizona State University (ASU)  
Enrollment 70,444

University of Arizona (U of A)  
Enrollment 38,057

### Climate

330 Days of Sunshine  
Average High 86.4°

### Trade Area

Population (2010): 90,914  
Within 30 miles: 482,869  
Within 60 miles: 4,146,231

Number of Households (2010):  
36,844

Median Household Income:  
\$58,291

## Central Arizona Commerce Park Gets First Tenant, Receives Grant

San Pedro & Southwestern Railroad (SPSR [www.argtrans.com](http://www.argtrans.com)) began service on August 22 to the Central Arizona Commerce Park (CAZCP) in Casa Grande, Arizona by bringing in a boxcar of newsprint for CAZCP's first customer, Casa Grande Valley Newspapers.



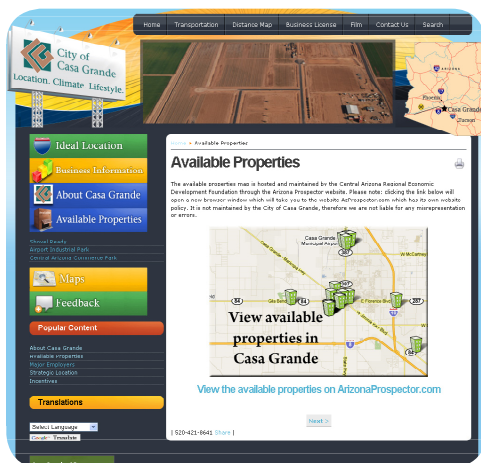
SPSR has been under contract with developers since 2009 to link the 580-acre industrial park with the Union Pacific main line. SPSR will offer switching and ancillary rail services to all Park tenants.

Earlier this year the Arizona Commerce Authority (ACA) announced the awarding of \$2 million dollars to 21 rural organizations throughout Arizona via the Rural Economic Development Grant Program. The Central Arizona Regional Economic Development Foundation (CAREDF) worked with the Central Arizona Commerce Park property owner Jakob Andersen and the City of Casa Grande to submit for the ACA Rural Economic Development Grant program in support of rail infrastructure to the Central Arizona Commerce Park. CAREDF received the full funding request of \$190,000 for this project, which notably was the highest amount given for one development project.

For more information about the Central Arizona Commerce Park, visit [www.cazcp.com](http://www.cazcp.com)

## ThinkCasaGrande.com

For a complete list of properties available in Casa Grande, visit [www.ThinkCasaGrande.com](http://www.ThinkCasaGrande.com)



## Jo-Ann Fabric Ready for Business in Casa Grande

Jo-Ann Fabric and Craft Stores opened for business in Casa Grande in August 2011. The store is one of the chain's new small prototype locations.

The new store, located in the former Walmart building, offers a complete selection of fabric and an assortment of crafts, artificial floral, finished seasonal and home decor merchandise.

Approximately 58,000 square feet remains available in the former Walmart building. If you are interested in leasing space, contact Andy Sleznov, Director of Leasing at Larsen Baker, (520) 296-0200.

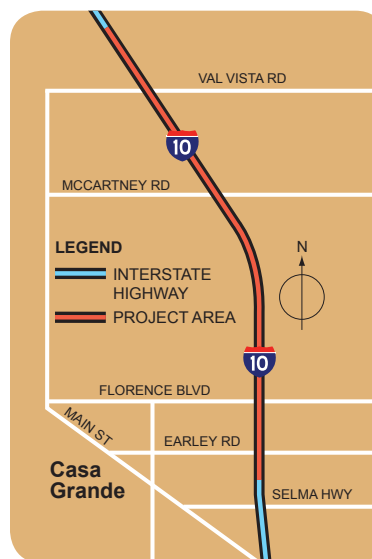


## I-10 Widening Project



Construction of the I-10 (Val Vista to Earley) Widening Project is currently underway. This project is part of ADOT's vision to increase capacity along this heavily-traveled corridor between Tucson and Phoenix by widening this segment from two to three lanes in each

direction. The residents of Casa Grande and I-10 motorists will be able to enjoy a new and improved segment of interstate highway that will increase capacity and decrease congestion in the area. This \$31 million, 10-mile project is scheduled to be completed by the end of 2012.



In addition, thanks to funding from the Surface Transportation Enhancement Fund, new landscaping will be added to enhance the look and feel of the interstate, while promoting some of the area's finest features and characteristics.

## [contact us]

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